

AGENDA
FLATHEAD COUNTY PLANNING BOARD
June 8, 2016

The Flathead County Planning Board will meet on **Wednesday, June 8, 2016** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the Earl Bennett Building, 1035 First Avenue West, Kalispell, Montana.**

Please turn off all cellular telephones.

Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.

The Agenda for the meeting will be:

- A. Call to order and roll call
- B. Pledge of Allegiance
- C. Approval of the May 11, 2016 meeting minutes
- D. Public Comment (*anything not related to agenda items*)
- E. Public Hearings: The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:
 - 1. A request Sands Surveying, Inc., on behalf of NW Dev Group for a master plan map amendment to extend the boundary of the Two Rivers Neighborhood Plan, to include the subject property. The applicant is requesting the master plan amendment in order to incorporate it into their larger development known as 'Trumble Creek Crossing'. The new designation for the subject property would be 'Urban 8+'. The property is located at 998 Rose Crossing and contains approximately 20 acres.
 - 2. A zone change request in the Evergreen Zoning District by Sands Surveying, on behalf of NW Dev Group. The proposal would change the zoning on a parcel containing approximately 20 acres from SAG-10 (Suburban Agricultural) to R-4 (Two-Family Residential). The subject property is located at 998 Rose Crossing.
 - 3. A zone change request in the in the Evergreen Zoning District by Roy and Marcella Van Deren. The proposal would change the zoning on a parcel containing 0.46 acres from B-2 (General Business/Evergreen Enterprise Overlay) to R-5 (Two Family residential). The subject property is located at 116 Poplar Drive.
 - 4. A request by Jim Doecker on behalf of Jack Palmer for a Major Lakeshore Variance to the Dredge, Fill and Swim Beach Creation Standards of the Flathead County Lake and Lakeshore Protection Regulations (FCLR), specifically Section 4.3(F)(2)(h)(5) and Section 4.3(F)(2)(h)(6) to allow for 66 cubic yards of clean washed fill material to be placed lake ward of existing riprap. The subject property is located at 679 Conrad Point in Lakeside.
 - 5. A request from Conservation Land Use, LLC for preliminary plat approval of Whitefish River Trails Phase 2-5; a 17-lot clustered residential subdivision located approximately 1/3 mile east of Whitefish Stage along Mannington Street. The proposed subdivision would create 17 single-family residential lots with 16 of the lots clustered toward the western side of the property. A 42.48 acre parcel located along Whitefish River serves as the open space lot and can be developed with one single family dwelling per the Flathead County Zoning Regulations. The clustered lots would be served by shared wells and individual wastewater treatment systems and the open space lot will utilize an individual well and septic system. Primary access to the subdivision would be from Mannington Road and the applicants are requesting a variance to paving the rest of Mannington Road to Lot 21.
 - 6. A request from Sands Surveying, Inc. on behalf of Albert Clarke and James Ruggles for Preliminary Plat approval of Subdivision #293, a 2-lot residential subdivision located at 629 Alpine Lane in Kalispell. The proposed subdivision would create one additional single-family residential lot and would be served by Evergreen water and individual wastewater treatment systems. Primary access to the lots would be from Alpine Lane. The applicants are currently in the process of rezoning the property from R-1 (Suburban Residential) to R-2 (One Family Limited Residential).
 - 7. A request from Brent Higgins for preliminary plat approval of the Resubdivision of Lot 44 Country Village #2, a 2 lot residential subdivision located at 640 Country Way in Kalispell. The proposed subdivision would create one additional single-family residential lot on Country Way and would be served by Evergreen Water and individual wastewater treatment systems. Primary access to the lots would be from Country Way.
- F. Old Business
- G. New Business
- H. Adjournment

Note: ***The next meeting will be held July 13, 2016.***

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Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.